

**SPECIAL MEETING
COMMITTEE ON LANDS AND BUILDINGS**

**January 17, 2006
Aldermen Thibault, Smith,
Forest, Roy, Long**

**4:30 PM
Aldermanic Chambers
City Hall (3rd Floor)**

In the absence of Chairman Thibault Deputy City Clerk Johnson called the meeting to order and requested a motion to elect a Chairman Pro-tem.

On motion of Alderman Smith, duly seconded by Alderman Smith, it was voted to elect Alderman Roy as Chairman Pro-tem.

The Clerk called the roll.

Present: Aldermen Smith, Forest, Roy, Long

Absent: Alderman Thibault

Messrs.: Mayor Guinta, Paul Borek, Frank Thomas

Chairman Pro-tem Roy addressed item 3 of the agenda:

3. Discussion relative to a recent communication from JPA Corporation regarding the pending sale of the Center of NH Parking Garage.

Chairman Pro-tem Roy stated I'd ask Paul Borek of the Economic Development office and Frank Thomas to update the Board and the public over what's happened over the last 24 hours.

Mr. Paul Borek, Economic Development Director, stated this afternoon I received communications from JPA Corporation updating their correspondence of last week and this letter basically says...“based on reports that they received today from Walker Parking Consultants and Hoyle Tanner Associates they are pleased to inform us that they're willing to proceed with the purchase of the Center of NH Garage and they've communicated with our attorney that they're withdrawing the request for a \$1.5 million escrow. They indicated that during their due diligence period the initial engineering report raised some factors that caused them to be

concerned but upon seeing the Walker Engineering report that was requested by Hoyle Tanner they are comfortable and now knowledgeable that some of the identification of problems of cracking was old and was taken care of already. So, they are comfortable with where things stand.

Mr. Frank Thomas, Public Works Director, stated Hoyle Tanner Associates is under contract with the city to do our annual bridge inspection/parking garage and parking systems inspections. For some time now we've been aware of the need for maintenance in the Center of NH Garage. There has been some cracking of the decking in a couple of areas...that was identified...Hoyle Tanner's recommendations were to eventually restrict access under that area. The potential buyer of the garage was concerned that this may ultimately be a wide spread problem with the garage and as a result we had Hoyle Tanner our consultant look at it and advised us that it is a localized problem and should be addressed. To be on the safe side we engaged the services of Walker Parking Consultants a nationally known parking garage consulting firm...they came up to look at it again. The point I want to stress is that at no time was there a safety concern in the areas that gave us a little twinge.

Chairman Pro-tem Roy stated I didn't know if Mayor Guinta...I know you were involved with this throughout the day if you had any comments or were satisfied.

Mayor Guinta stated as this unfolded on Thursday I did bring it to the attention of Hank Thibault and Mike Lopez as Chairman of the Committee and Chairman of the Board...the general consensus is that given some of the staff recommendations and the collaboration between the aldermen we should continue to move forward in the same progress and the same manner as the previous agreement outlined. Certainly pleased to see the Walker report...did speak with Lou Vinios today...a couple of different times...what he expressed to me is that initially there was a concern regarding his consultant's report and once he saw Walker's report his concerns were put to rest and rescinded his stipulation. So, as far as he's concerned he's conveyed to me that JPA would like to move forward with the sale and I would certainly hope that the recommendation out of this committee would allow that to move forward.

Alderman Forest stated we would need a motion to receive and file then.

Chairman Pro-tem Roy stated I believe the appropriate motion would be to receive and file the request and the termination of the request for escrow and a directive to proceed under the terms previously approved by the Board of Mayor and Aldermen.

Alderman Forest moved to advise that JPA Corporation has indicated a willingness to proceed with the purchase and has withdrawn their request for escrow funds and further advises that based on this information the sale will proceed under the terms previously approved by the Board of Mayor and Aldermen. Alderman Smith duly seconded the motion. There being none opposed, the motion carried.

Chairman Pro-tem Roy stated I would like to thank Highway, Economic Development, Finance and the Mayor's office and the Solicitor's office for considerable work today and as we go forward with these complex deals it's good that we have a great city staff, thank you, gentlemen.

There being no further business to come before the committee, on motion of Alderman Smith, duly seconded by Alderman Long, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee